154.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,900 / 731,900
					USE VALUE:	731,900 / 731,900
					ASSESSED:	731,900 / 731,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
801		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NGO MICHAEL V & MAY O
Owner 2:	
Owner 3:	
Street 1:	801 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NGO MICHAEL V/ETAL -
Owner 2:	MEE YEE O -
Street 1:	801 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	321,500		410,400	731,900
Total Card	0.115	321,500		410,400	731,900
Total Parcel	0.115	321,500		410,400	731,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.68 | /Parcel: 450.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102819

GIS Ref

GIS Ref

Insp Date 03/21/09

!12122!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,500	0	5,000.	410,400	731,900		Year end	12/23/2021
2021	101	FV	312,600	0	5,000.	410,400	723,000		Year End Roll	12/10/2020
2020	101	FV	312,600	0	5,000.	410,400	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	227,800	0	5,000.	384,800	612,600	612,600	Year End Roll	1/3/2019
2018	101	FV	227,800	0	5,000.	318,100	545,900	545,900	Year End Roll	12/20/2017
2017	101	FV	227,800	0	5,000.	292,400	520,200	520,200	Year End Roll	1/3/2017
2016	101	FV	227,800	0	5,000.	266,800	494,600	494,600	Year End	1/4/2016
2015	101	FV	219,000	0	5,000.	261,600	480,600	480,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:58:15

LAST REV

Date	Time
01/17/13	16:00:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NGO MICHAEL V/E	60407-519		11/2/2012	Convenience	10	No	No		
HOLMES ELIZABET	24165-44		1/14/1994		168,000	No	No		Y

USER DEFINED

Prior Id # 1:	102819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2005	342	Manual	2,500			G7	GR FY07	replace damaged si

ACTIVITY INFORMATION

Date	Result	By	Name
3/21/2009	Meas/Inspect	336	PATRIOT
1/13/2009	Measured	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	26.74	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29655170
Const Adj.:	0.98990101
Adj $ / SQ:	179.684
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438906
Depreciation:	117364
Depreciated Total:	321543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

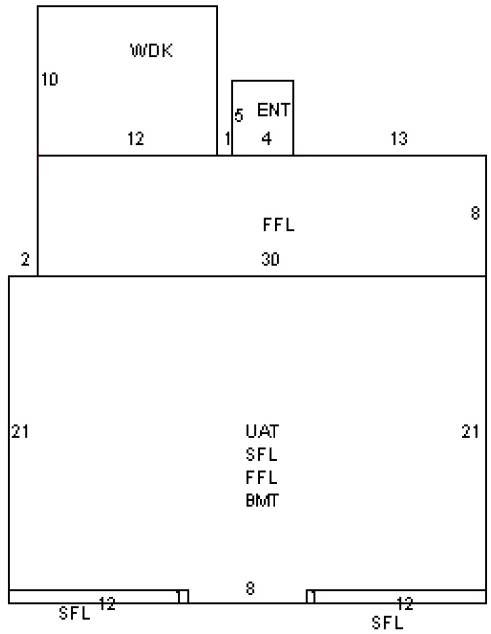
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.68
Special Features:	0	Val/Su Net:	122.99
Final Total:	321500	Val/Su SzAd	197.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	179.680	165,309
SFL	Second Floor	704	179.680	126,498
BMT	Basement	680	53.910	36,656
UAT	Upper Attic	170	71.870	12,219
WDK	Deck	120	14.190	1,703
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,614			Total:	342,908
Size Ad	1624	Gross Area	3124	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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